



Municipality of North Grenville

To: **Council**

Meeting Date: April 16, 2025

Subject: ZBA-03-25 110 Elvira Street Supplemental Report

Report No: PD-2025-021

Prepared by: Amy Martin, Director of Planning and Development

Recommendation(s)

THAT Council approve and enact By-law 27-25 to adopt site-specific Official Plan Amendment No. 13 and approve and enact By-law 28-25 to approve a Zoning By-law Amendment for the property municipally known as 110 Elvira Street.

Executive Summary

Purpose

- To provide additional information to Council related to the proposed Official Plan Amendment and Zoning By-law Amendment for 110 Elvira Street.

Key Findings

- Council deferred their decision related to 110 Elvira Street after the close of the public meeting on March 25th, 2025.
- A request was made to reconsider the number of units as affordable and the number of units to be provided as accessible.
- Clarification was also requested on what defines accessibility as it relates to the Ontario Building Code.

Financial Implications

- Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Background/Analysis

Council held a public meeting for file ZBA-03-25 for 110 Elvira Street. The public meeting was held in relation to an Official Plan Amendment and Zoning By-law Amendment that would increase the permitted density on the subject property to permit 48 multi-residential units. The applicant is seeking to decrease the percentage of affordability to 10% and reduce the accessibility requirement to 10%.

The original Zoning By-law Amendment approved on August 19, 2020 required a minimum of 25% of units to be made affordable and 25% of units to be made accessible. These units were not exclusive of each other and could be combined.

Over the past 5 years there has been significant changes to the housing market, including rising cost of construction and home prices.

Affordability

The Municipality establishes a target of 25% of all new development to be affordable. This goal is aspirational as some developments do provide more affordability while others may provide less to even out to the 25% goal.

The developer is proposing to provide 10% or 5 units as affordable. At this time no additional reductions in development fees have been requested. Council has provided development charge relief through the form of waivers (properties within the downtown exemption) or a partial reduction, such as with 100 Pinehill Road and 5870 County Road 19. This further subsidizes the cost to provide more units at affordable rates.

Recent decisions of Council related to affordable housing includes:

- 200 Sanders Intensification - Committing 10% of 42 units as affordable - within Downtown Kemptville Development Charge Exemption Area – Council approved.
- 5870 County Road 19 - Kevlar - 40% of 122 units affordable based on an established affordable rate in line with CMHC (around \$1500 for a bachelor), 50% development charge reduction - Council approved
- 120 Reuben Crescent - 35% of 109 units affordable within Downtown Kemptville Development Charge Exemption Area (Not For Profit Housing Developer)
- 215 Reuben Crescent - 10% of 169 units affordable - within Downtown Kemptville Development Charge Exemption Area
- Kemptville Lifestyles Phase 1 - 17% affordable of 60 units with an additional reduction of \$136,661.35 in development charges and a credit of \$44,912 in development charges for the oversizing of the wastewater pipe. - Council Approved
- OVI Phase 2, 10% of units proposed as affordable of the 494 purpose built rental. 20% of SFD will be predesigned with an ARU (265 total units) - Council Approved

Accessibility

The original Zoning Amendment in 2020 required that 25% of the units be offered as accessible. The applicant has identified that 33% of the units, or 8 per building, will be offered as accessible.

Under the Ontario Building Code this means:

- A barrier free path of travel from the suite entrance door into the following rooms and spaces that shall be located at the same level as the path of travel:
 - At least one bedroom
 - At least one bathroom
 - A kitchen or kitchen space
 - A living room or space
- The bathrooms are required to:
 - Contain a lavatory
 - Contain a water closet
 - Contain a bathtub or shower
 - Have wall reinforcement installed
 - Be designed to permit a wheelchair to turn in an open space not less than 1500 mm in diameter.

Additionally, a barrier free path of travel is to be provided between a barrier-free entrance to a designated barrier free park area, where provided, an exterior passenger loading zone, where provided, and a public thoroughfare.

Passenger-elevating devices (e.g. an elevator) located in a barrier free path of travel shall conform to CSA B355 “Platform lifts and stair lifts for barrier-free access”, have a clear floor space not less than 1500 mm long by 1000 mm wide and have entry doors or gates.

Relevance to Strategic Priorities

Strategic Pillar	Pillar #2 - A Strong, Connected, and Vibrant Community
Goal	Goal #2.3 - Build and Grow in a Connected Way
Key Action	Action #2.3.3 - Promote development policies that incorporate connectivity and coordination with the surrounding area

Options and Discussion

1. Approve the recommendation – **RECOMMENDED**
2. Do not approve the recommendation

Financial Impact

This item has been identified in the current budget:

Yes ☐ No ☐ **N/A**

This item is within the budgeted amount:

Yes ☐ No ☐ **N/A**

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

Internal/External Consultation

The application was circulated in accordance with the provisions of the Planning Act. No comments have been received to date from members of the public at the time of the report being submitted.

The application was circulated to internal departments.

The draft Official Plan Amendment was provided for advance review to the Manager of Planning Services, who made some minor recommendations to the draft Official Plan Amendment by-law.

Communications

Communication of Council's decision will be carried out in accordance with the Planning Act. Staff will circulate the Official Plan Amendment package to the United Counties of Leeds and Grenville should the draft Official Plan Amendment by-law be adopted by Council.

Attachments

- Draft Official Plan Amendment
- Draft Zoning By-law Amendment